



## THE CITY OF SAN DIEGO

December 21, 2009

Dear Barrio Logan Plan Update Stakeholder Committee Member:

Since the last Barrio Logan Stakeholder Committee (BLSC) meeting that was held on September 9, 2009, City staff and the consultant team have been working on a number of reports and tasks including completing refinements to the land use alternative maps; developing the land use acreage comparison tables; finalizing the traffic report and historical report; as well as completing the economics and market study. After review and consideration of the economics and traffic analysis, staff and the consultant team determined additional revisions to the alternative maps and traffic recommendations were necessary in order ensure they were consistent with the community's goals and objectives. As such, enclosed are a number of the materials for your review and consideration that includes the following:

- Revised Land Use Alternative Maps
- Barrio Logan Community Plan Economics, Market Support, Jobs Impacts and Development Feasibility Report
- Barrio Logan Historical Report

The draft Barrio Logan plan update traffic report and acreage comparison tables are not included in this package. City staff is in the process of completing the review of the traffic report as well as the final review of the land use acreage comparison tables and will be providing these two documents to you in January.

### Land Use Alternatives Map Revisions

The following provides the changes that have made to the attached land use alternatives maps:

- Incorporated the Community Village designation in order to accurately reflect the allowable residential densities between 45 and 74 dwelling units per acre. This is the density range that had been anticipated since the development of the land use alternatives. However, the incorrect land use designation, Neighborhood Village, was identified on the maps. The higher densities would only be achieved by utilizing the State of California Affordable Housing Density Bonus Program or through other incentives such as



**City Planning and Community Investment**

202 C Street, MS 4A • San Diego, CA 92101-3864

Tel (619) 235-5200 Fax (619) 533-5951



incorporating green building technologies, provision of public open space, additional family sized units as well as through the transfer of development rights program that would protect potentially historical structures within the community of Barrio Logan.

- Redesignated the blocks between National and Boston Avenues and 26<sup>th</sup> and 27<sup>th</sup> Streets from office commercial to medium density residential (15 to 29 dwelling units per acre) in Alternative 1.
- Redrew the planning area boundaries to reincorporate the Port Tidelands as well as the Naval Station San Diego property as shown in the current community plan. Although the City of San Diego does not have regulatory jurisdiction over the Port Tidelands or the Navy properties, they are within the boundaries of the City of San Diego and need to be reflected on the maps.

### **Next Steps and Schedule**

The next Barrio Logan Plan Update workshop is scheduled to be held on Saturday January 30, 2010 from 9:00 a.m. until 1:00 p.m. This public workshop will provide an overview of the results of the traffic, economic and historical work completed to date. In addition to the January Community workshop, City staff is in the process of scheduling a workshop with the City's Planning Commission on Thursday February 25, 2010 starting at 9:00 a.m. Further details of the workshop materials will be provided well in advance of the February workshop.

Since the September 23, 2009 Barrio Logan Plan Update Environmental Impact Report (EIR) scoping meeting, staff and the consultant team have been working on preparation of the EIR document. Currently the EIR consultant is conducting the technical impact analysis for impacts such as water demand, traffic, noise, air quality, and biology. Over the next few months, the EIR consultant will prepare the draft EIR screen check for city staff review. Based on the current plan update schedule staff anticipates releasing the draft Environmental Impact Report in June 2010 for a 45 day review period. Planning Commission and City Council approvals for the community plan and EIR is anticipated to start in October 2010.

If after reviewing the enclosed documents, you have comments, questions or feedback, please contact Lara Gates, Barrio Logan Plan Update project manager at 619-236-6006 or at

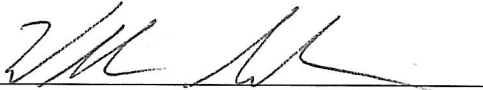
Page 3

Barrio Logan Plan Update Stakeholder Committee

December 21, 2009

[lgates@sanidiego.gov](mailto:lgates@sanidiego.gov) or by mailing your comments and feedback to 202 C Street, MS-4A San Diego CA 92101.

Sincerely,



William Anderson, Director  
City Planning & Community Investment



Lara Gates, Project Manager  
City Planning & Community Investment

Attachments:

1. Refined Land Use Alternative Maps
2. Barrio Logan Community Plan Economics- Market Support, Jobs Impacts and Development Feasibility Report
3. Barrio Logan Historical Report